



City of Santa Clara

ARCHITECTURAL COMMITTEE MEETING AGENDA

Wednesday, November 5, 2014 – 6:00 P.M.

CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearing and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

1. CALL TO ORDER

2. ROLL CALL

3. DISTRIBUTION OF AGENDA

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are also available at the Committee meeting.

4. DECLARATION OF COMMITTEE PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

7.A. File No.(s): **PLN2014-10697**
Location: 2471 Mosswood Lane, a 1,390 square foot lot located south east corner of Mosswood Lane and Park Lane, APN: 216-38-023; property is zoned PD-Planned Development
Applicant/Owner: Murielle Duboust
Request: **Architectural Review** to allow interior modification to convert an existing vaulted open space into a fourth bedroom. The existing footprint of the house remains unchanged.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern
Recommendation: **Approve**

*******END OF CONSENT CALENDAR*******

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10676**
Location: 2975 Withrow Place, a 6,050 square foot lot located at the intersection of Withrow Place and Howell Avenue, APN: 293-12-028; property is zoned R1-6L-Single-Family
Applicant/Owner: Theresa Tran
Request: **Architectural Review** to allow a 450 square foot one story addition toward the rear yard of the existing 1,969 square foot home resulting in four bedrooms and 2,419 square foot house.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern
Recommendation: **Approve, subject to conditions**

8.B. File No.(s): **PLN2014-10702**
Location: 210 Kit Carson Court, a 6,240 square foot lot located approximately 230 feet south from the intersection of Kit Carson Court and Sutter Avenue, APN: 303-13-028; property is zoned R1-6L-Single-Family
Applicant/Owner: Pedro and Candida Diaz
Request: **Architectural Review** to allow an 864 square foot one story addition to an existing 1,573 square foot single family residence resulting in five bedrooms and 2,437 square foot residence.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Recommendation: **Approve, subject to conditions**

8.C. File No.(s): **PLN2014-10705**
Location: 2803 Sycamore Way, a 8,624 square foot lot located at the intersection of Sycamore Way and Magnolia Lane, APN: 293-22-053; property is zoned R1-6L-Single-Family
Applicant: JF Consulting

Owner: Andrew Nieckarz
Request: **Architectural Review** to allow a 302 square foot one story street side yard addition to an existing 1,993 square foot single family residence resulting in four bedrooms, with a request for **Zoning Administrator Modification** to reduce rear yard setback from required 20 feet to 19 feet 6 inches.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Yen Chen, Associate Planner
Recommendation: Approve, subject to conditions

8.D. File No.(s): **PLN2014-10710**
Location: 1971 Santa Inez Court, a 8,288 square foot lot located approximately 150 feet south of the intersection of Santa Inez Court and Santa Barbara Avenue, APN: 220-10-083; property is zoned R1-6L-Single-Family
Applicant: Ray Chen
Owner: Murugavel Guruswami
Request: **Architectural Review** to allow a 592 square foot one story addition to an existing 1,608 square foot single family residence resulting in four bedroom and 2,200 square foot home.
CEQA Determination: **Categorically Exempt** per CEQA Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Recommendation: Approve, subject to conditions

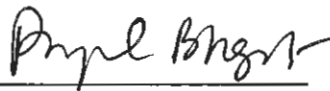
9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Report of the Liaison from the Planning and Inspection Department
- iii. Committee/Board Liaison and Committee Reports
- iv. Committee Activities
- v. Upcoming Agenda Items

10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on November 19, 2014, at 6:00 p.m.

Prepared by: 
Payal Bhagat
Assistant Planner II

Approved: 
Gloria Sciara, AICP
Development Review Officer